

058.C

0001

0115.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

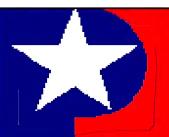
607,100 / 607,100

USE VALUE:

607,100 / 607,100

ASSESSED:

607,100 / 607,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

Owner 1: LECCACORVI KRISTEN	Unit #:	115
Owner 2: LOPEZ RICARDO		
Owner 3:		
Street 1: 1 WATERMILL PL #115		
Street 2:		

Twn/Cty: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1: ELLIS LEI-ANNE -	
Owner 2: -	
Street 1: 1 WATERMILL PL #115	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1401 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	607,100			607,100		152881
							GIS Ref
							GIS Ref
							Insp Date
							10/03/17

PREVIOUS ASSESSMENT								Parcel ID	058.C-0001-0115.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	607,100	0	.	.	607,100		Year end	12/23/2021
2021	102	FV	598,700	0	.	.	598,700		Year End Roll	12/10/2020
2020	102	FV	582,000	0	.	.	582,000	582,000	Year End Roll	12/18/2019
2019	102	FV	543,600	0	.	.	543,600	543,600	Year End Roll	1/3/2019
2018	102	FV	451,100	0	.	.	451,100	451,100	Year End Roll	12/20/2017
2017	102	FV	420,300	0	.	.	420,300	420,300	Year End Roll	1/3/2017
2016	102	FV	420,300	0	.	.	420,300	420,300	Year End	1/4/2016
2015	102	FV	378,200	0	.	.	378,200	378,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	5064
ELLIS LEI-ANNE,	75885-163	2	10/14/2020		617,500	No	No				
MOUNTAIN MICHAEL	52807-223		5/19/2009		313,000	No	No				
MOUNTAIN MICHAEL	32528-103		3/20/2001		285,000	No	No				
MOUNTAIN MICHAEL	32528-103		3/20/2001	Family	99	No	No				
FAMOLARE NANCY	32577-327		3/20/2001		178,900	No	No	Y			
	20143-297		10/1/1989								

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/19/2015	512	Renovate	14,379						11/19/2020	SQ Mailed	MM	Mary M
									10/3/2017	Measured	DGM	D Mann
									6/3/2015	Permit Insp	PC	PHIL C
									8/19/2009	MLS	MM	Mary M
									5/6/2000		197	PATRIOT

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 7 - Condo Garden		Full Bath: 2	Rating: Average	A Bath:	Rating:	37A 373008,Building Number 1.																			
Sty Ht: 1 - 1 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:																				
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																				
Foundation: 1 - Concrete		OthrFix:	Rating:	WSFlue:	Rating:																				
Frame: 1 - Wood		OTHER FEATURES						RESIDENTIAL GRID																	
Prime Wall: 8 - Brick Veneer		Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1																					
Sec Wall: 6 - Stucco	10 %	A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O									
Roof Struct: 4 - Flat		Frpl:	Rating:	Other																					
Roof Cover: 4 - Tar & Gravel		WSFlue:	Rating:	Upper																					
Color: BRICK								Lvl 2																	
View / Desir: N - NONE								Lvl 1																	
GENERAL INFORMATION				CONDOS INFORMATION						TOTALS															
Grade: C - Average		Location: R - Rear		Total Units:	RMs: 4	BRs: 2	Baths: 2	HB																	
Year Blt: 1988	Eff Yr Blt:	Floor: 1 - 1st Floor																							
Alt LUC:	Alt %:	% Own: 0.904900014																							
Jurisdct: G16	Fact: .	Name: 25 - 6040																							
Const Mod:		DEPRECIATION						REMODELING						RES BREAKDOWN											
Lump Sum Adj:		Phys Cond: GD - Good	14. %	Functional:		No Unit	RMS	BRs	FL																
INTERIOR INFORMATION				Economic:		1	4	2	0																
Avg Ht/FL: STD		Special:		Plumbing:																					
Prim Int Wal 1 - Drywall		Override:		Electric:																					
Sec Int Wall:	%			Heating:																					
Partition: T - Typical				General:																					
Prim Floors: 4 - Carpet		Total: 14.9 %																							
Sec Floors:	%																								
Bsmnt Flr: 12 - Concrete																									
Subfloor:																									
Bsmnt Gar: 1																									
Electric: 3 - Typical																									
Insulation: 2 - Typical																									
Int vs Ext: S																									
Heat Fuel: 3 - Electric																									
Heat Type: 6 - Elec Base/B																									
# Heat Sys: 1																									
% Heated: 100	% AC: 100																								
Solar HW: NO	Central Vac: NO																								
% Com Wal	% Sprinkled																								
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 058.C-0001-0115.0				IMAGE												
SPEC FEATURES/YARD ITEMS												AssessPro Patriot Properties, Inc													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N	Total Yard Items:	Total Special Features:								Total:															